

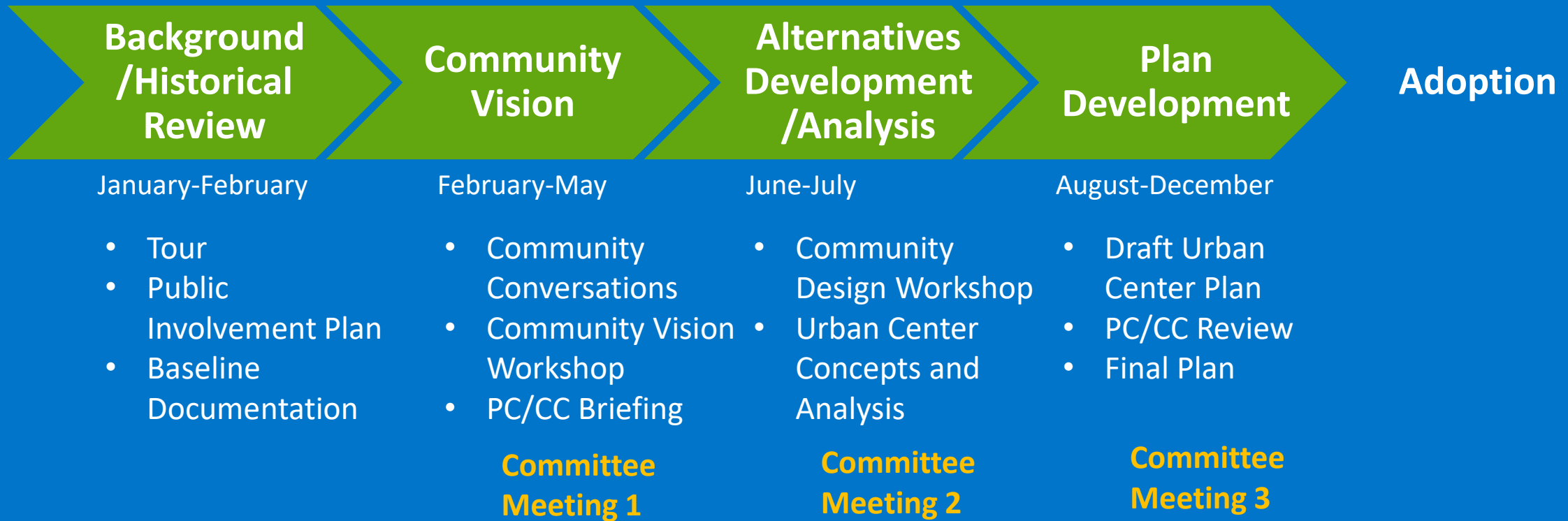
Urban Center Plan

Alternatives Update

City Council

August 19, 2019

Schedule



What are Urban Centers?

- They provide a mix of housing, employment, commercial, and cultural amenities in a compact form.
- They support transit, walking and cycling.
- They are focal points of vibrant city life and activity, as well as strategic locations for accommodating a significant share of future population and employment growth.

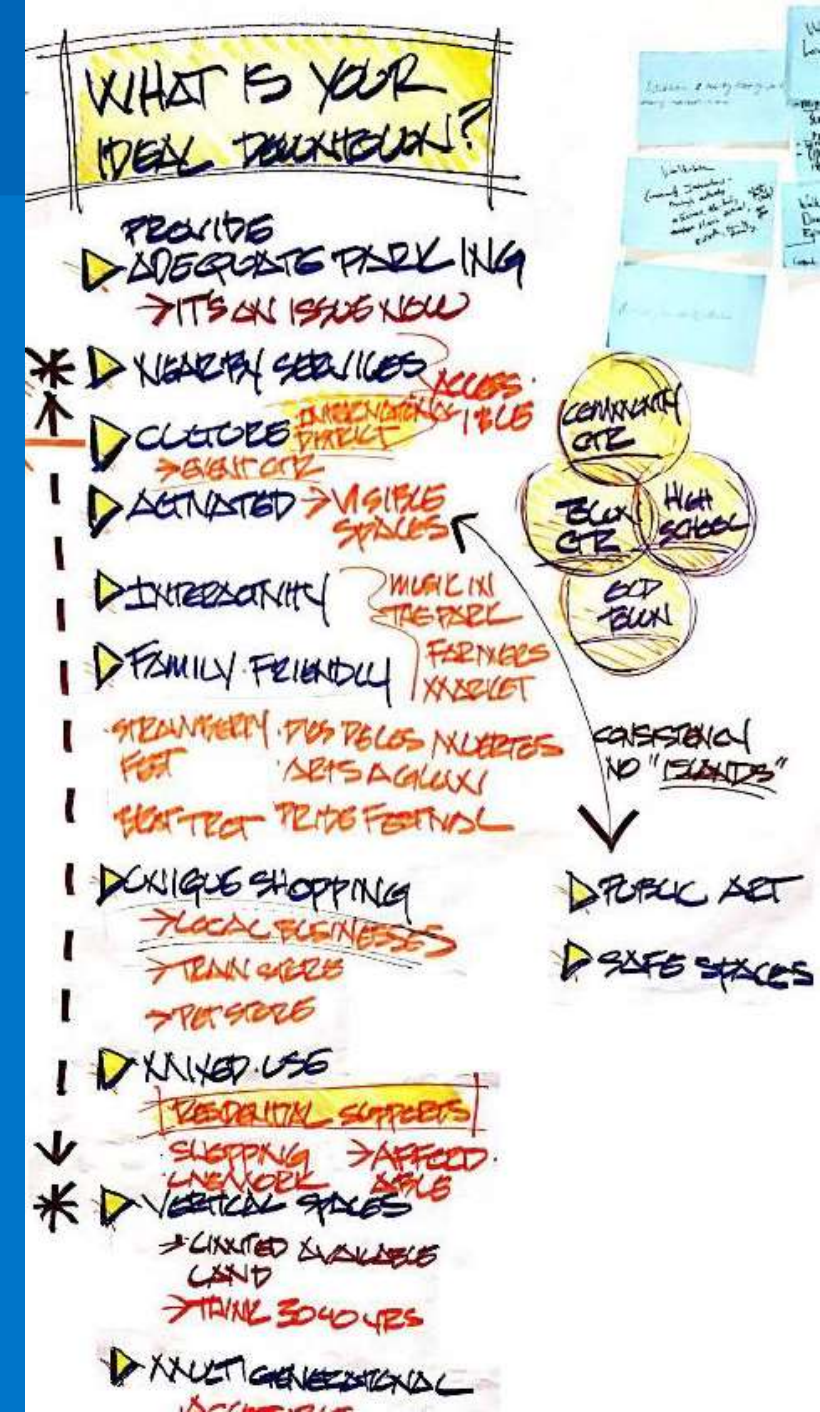
(From PSRC)

What is a Center Plan?

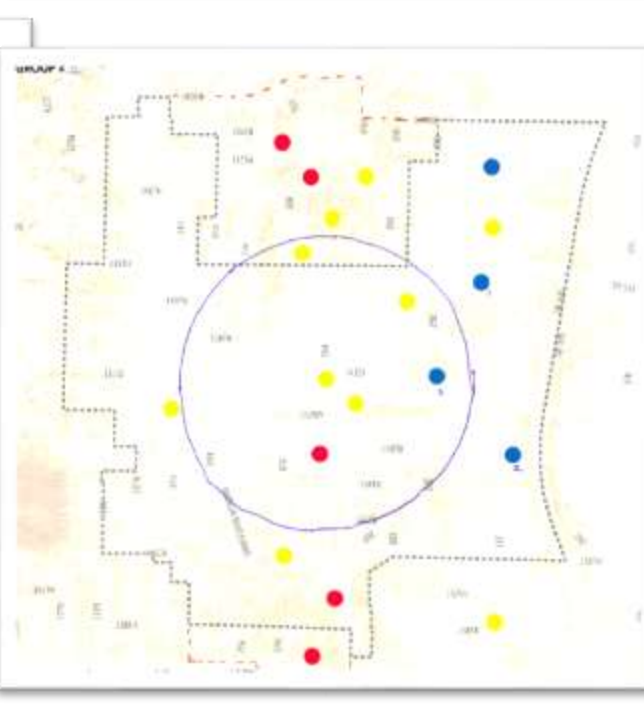
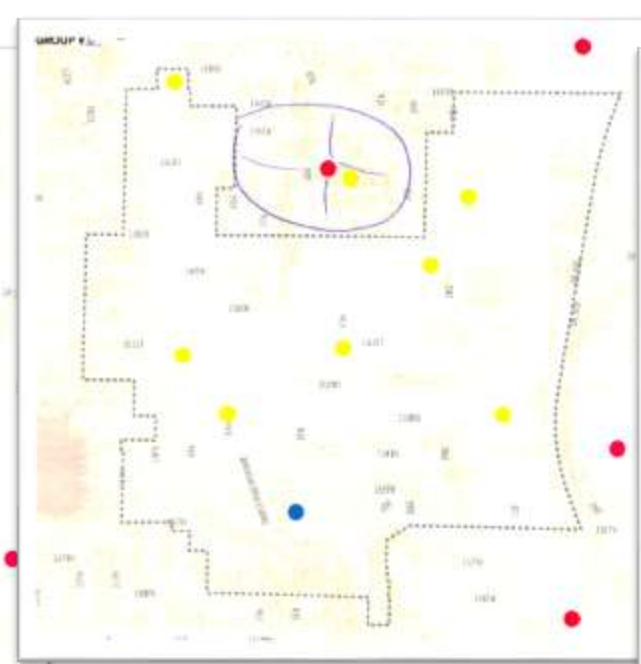
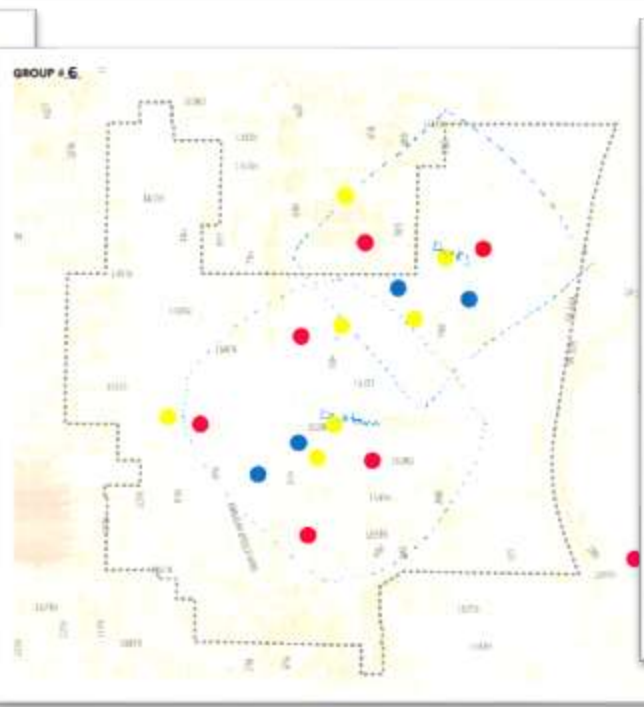
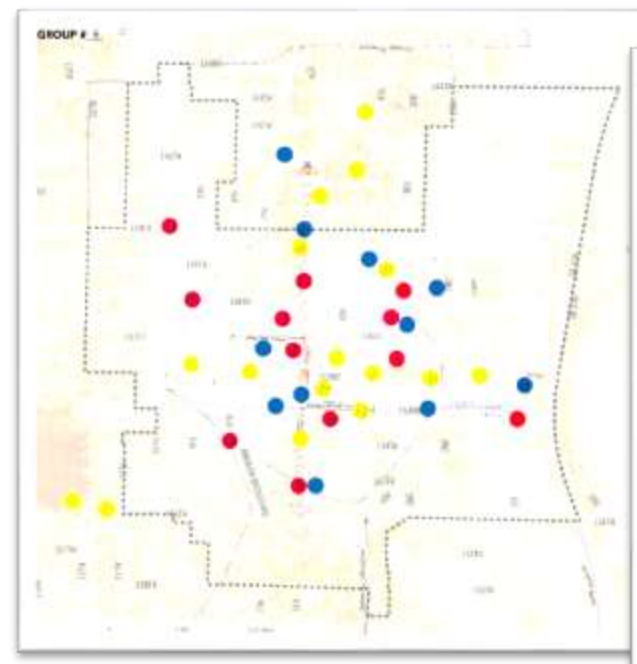
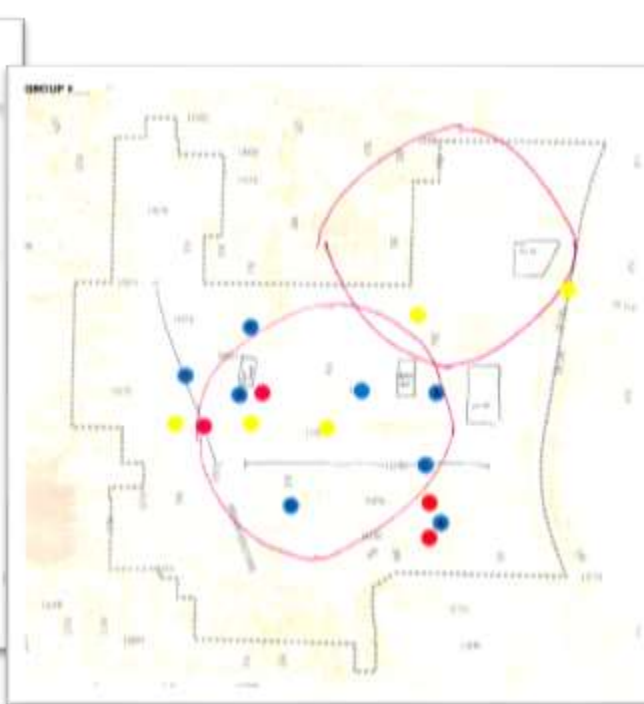
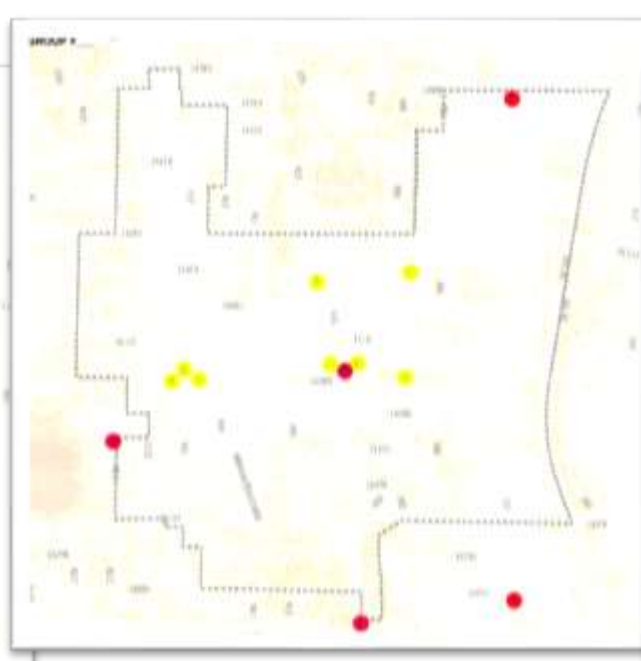
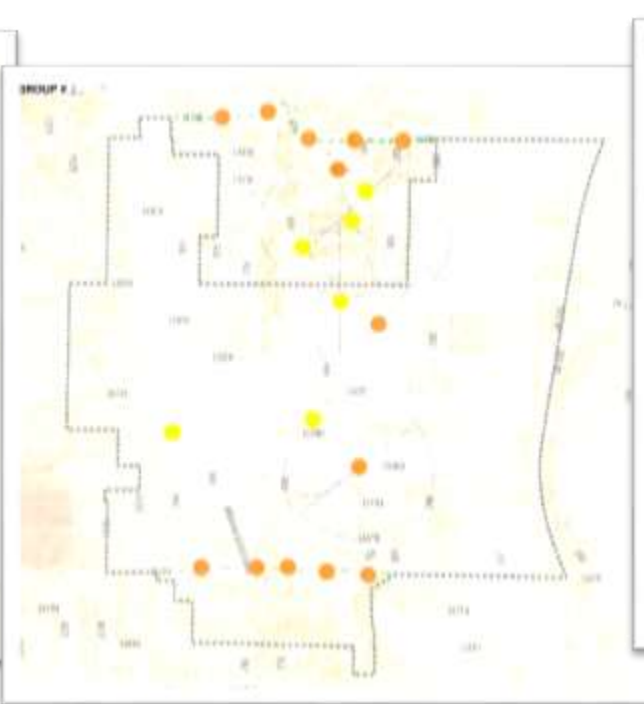
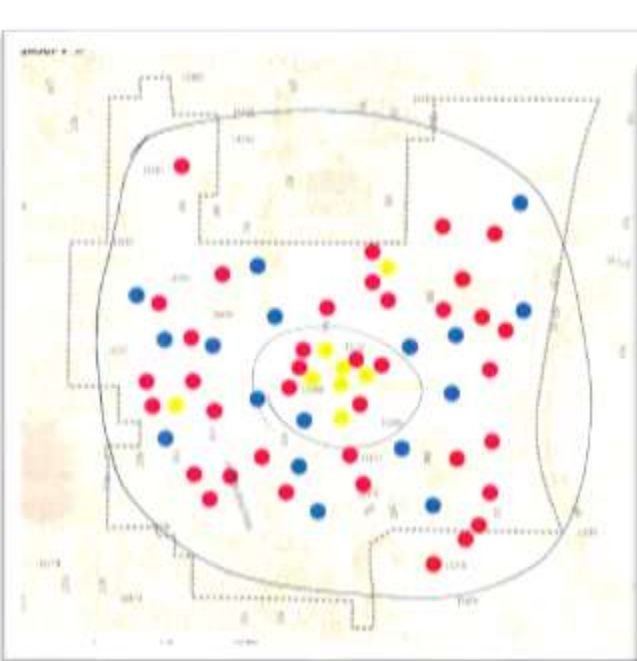
- Looks at smaller areas of the City and provides development goals and policies specific to the conditions, challenges and opportunities in the area.

What makes a great Urban Center?

- Nearby services and mix of uses
- A sense of culture
- Activating spaces (public art and safe places)
- Family friendly
- Unique shopping (local businesses)
- Multigenerational spaces
- Denser development







The Urban Center Vision



Artistic,
creative, and
unique

Planning Framework

- More housing near Town Square
- Higher growth closer to Transit Center
- Focus improvements on 153rd



Diverse and
resilient

Planning Framework

- Housing is affordable for different income levels
- Being considerate with building heights and scale
- Multi-story mixed-use buildings
- Mixed residential and commercial along 153rd Street and Ambaum Boulevard



Connected, green,
and healthy

Planning Framework

- Green/open space between buildings
- Integrated Dottie Harper Park
- Multi-modal options to get around
- Universal design of streets and public spaces



Urban Center Concepts

Objectives

1. Consider a range of different potential future growth scenarios (Housing and Employment)
 - All alternatives exceed minimum growth targets
2. Use common set of land use types to describe predominant uses
3. Test different areas and development intensities
4. Identify key ideas for a preferred alternative

Alternatives

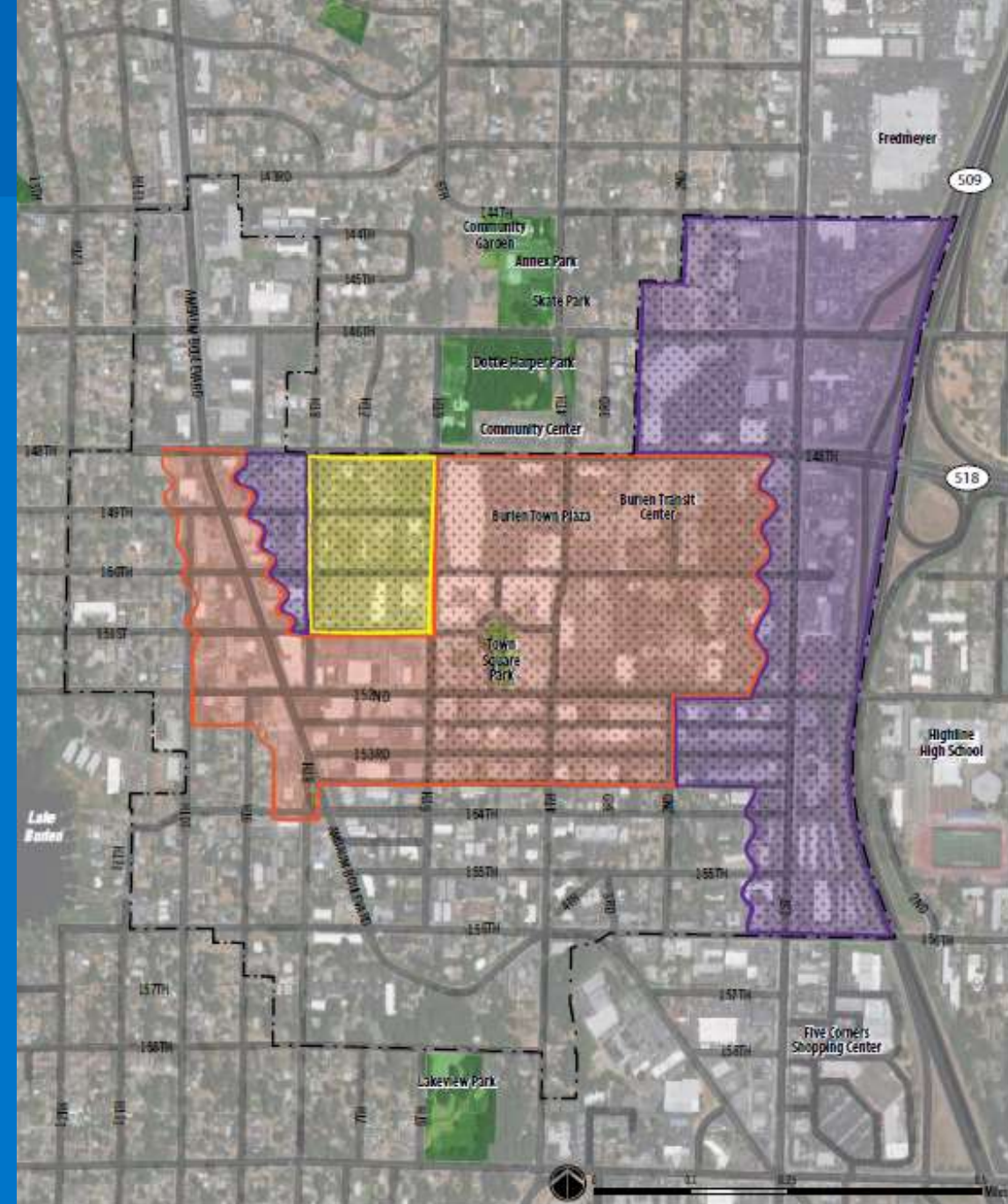
Urban Center Potential Development Capacity

	Base Scenario	Alternative A	Alternative B	Alternative C
Population	3,600	10,100	14,700	17,100
Dwelling Units	1,600	5,500	8,400	10,000
Employment	6,200	18,400	15,700	20,200

Alternative A

“What do you like the most?”

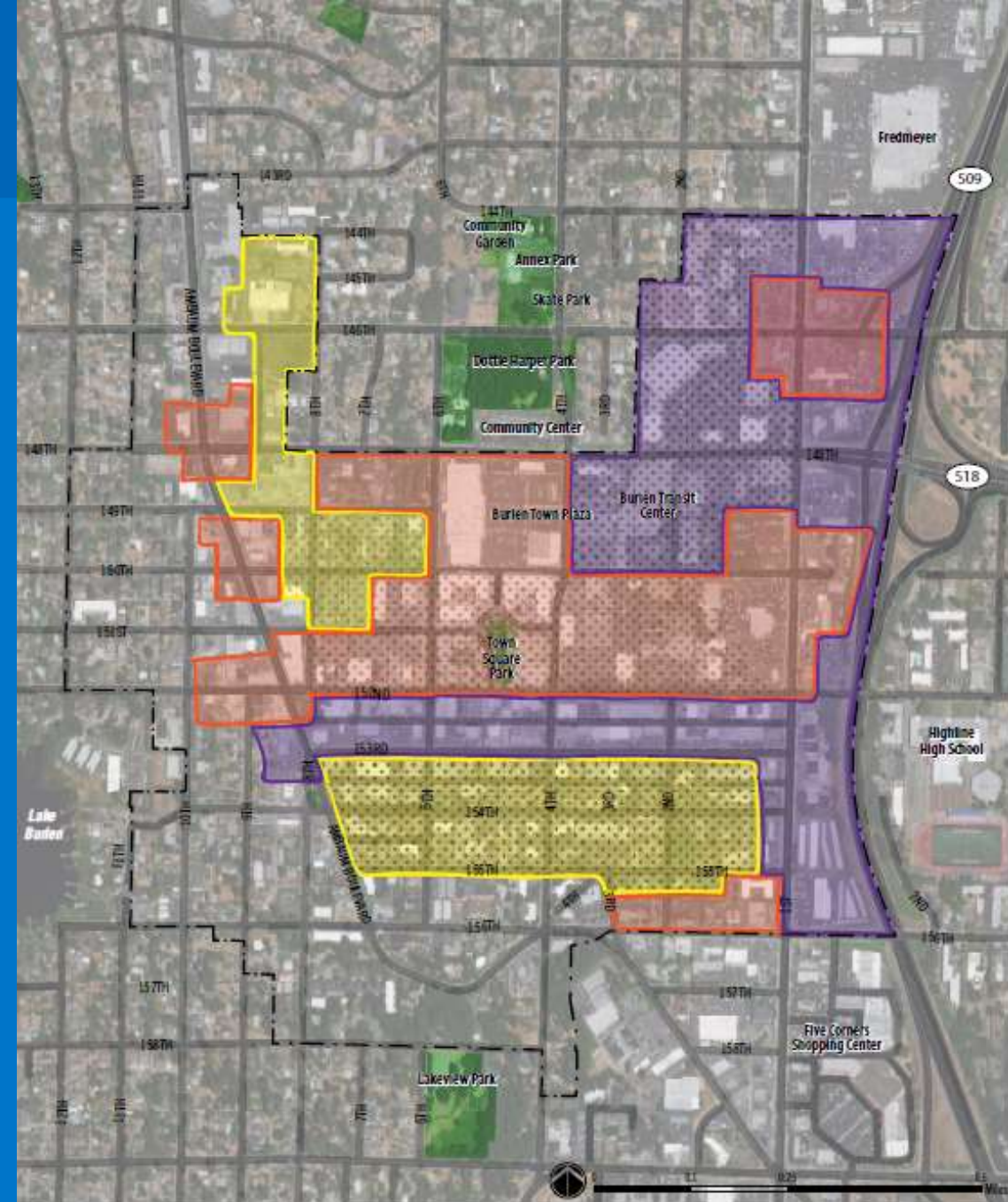
- Large mixed-use area near Town Square/transit
- Taller development
- Arts and culture elements
- Maintaining existing scale
- Affordable maker space



Alternative B

“What do you like the most?”

- Mixed-uses at intersections
- More townhomes
- Lower building heights along 152nd/153rd



Potential Land Use Focus and Building Heights

- Study Area

- Urban Residential Focus

- Employment Focus

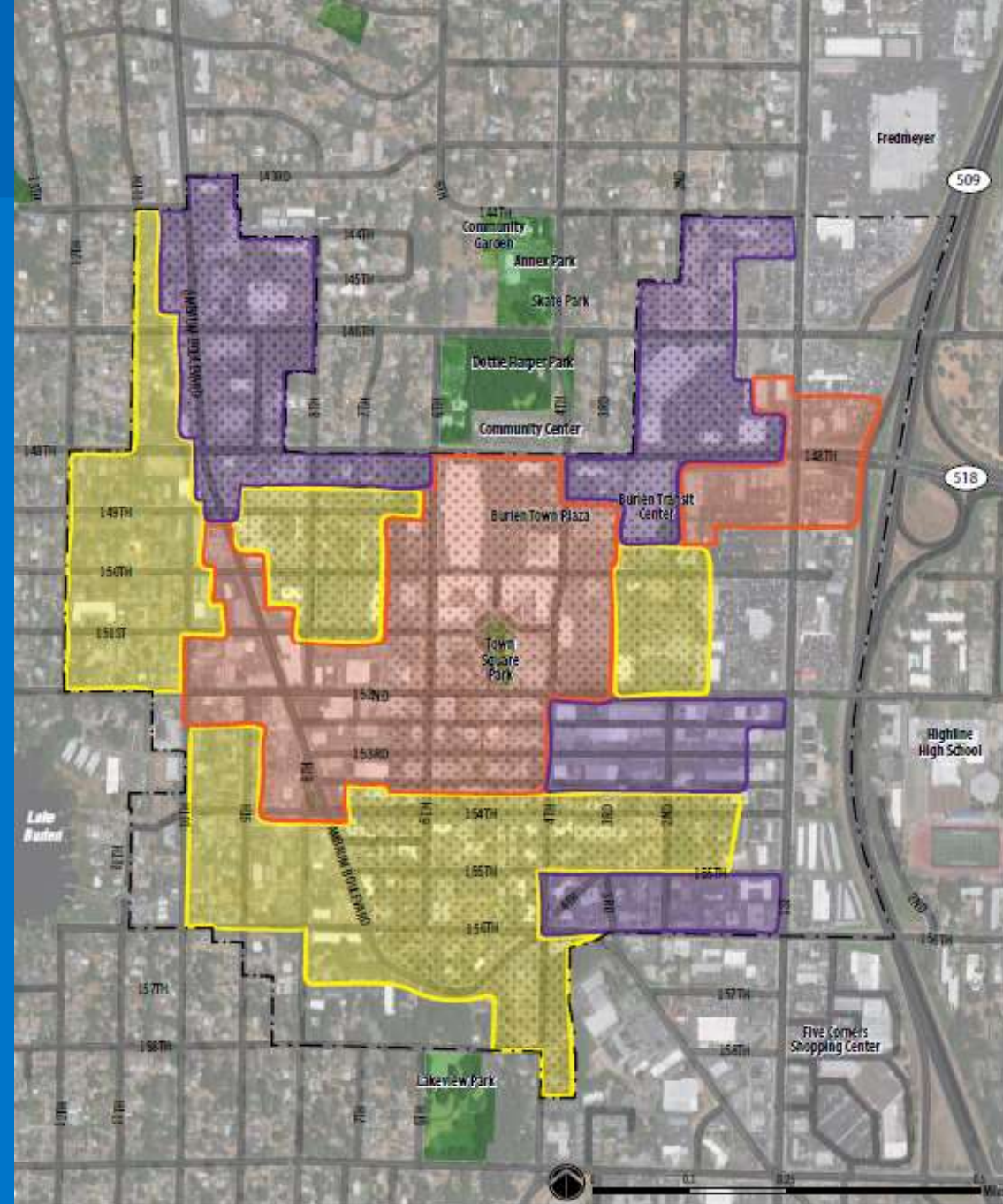
- Mixed-Use

- Taller buildings (6+ stories)

Alternative C

“What do you like the most?”

- Festival street
- Wellness corridor
- Taller development near Town Square/transit
- Highest employment potential
- Mix of uses along Ambaum



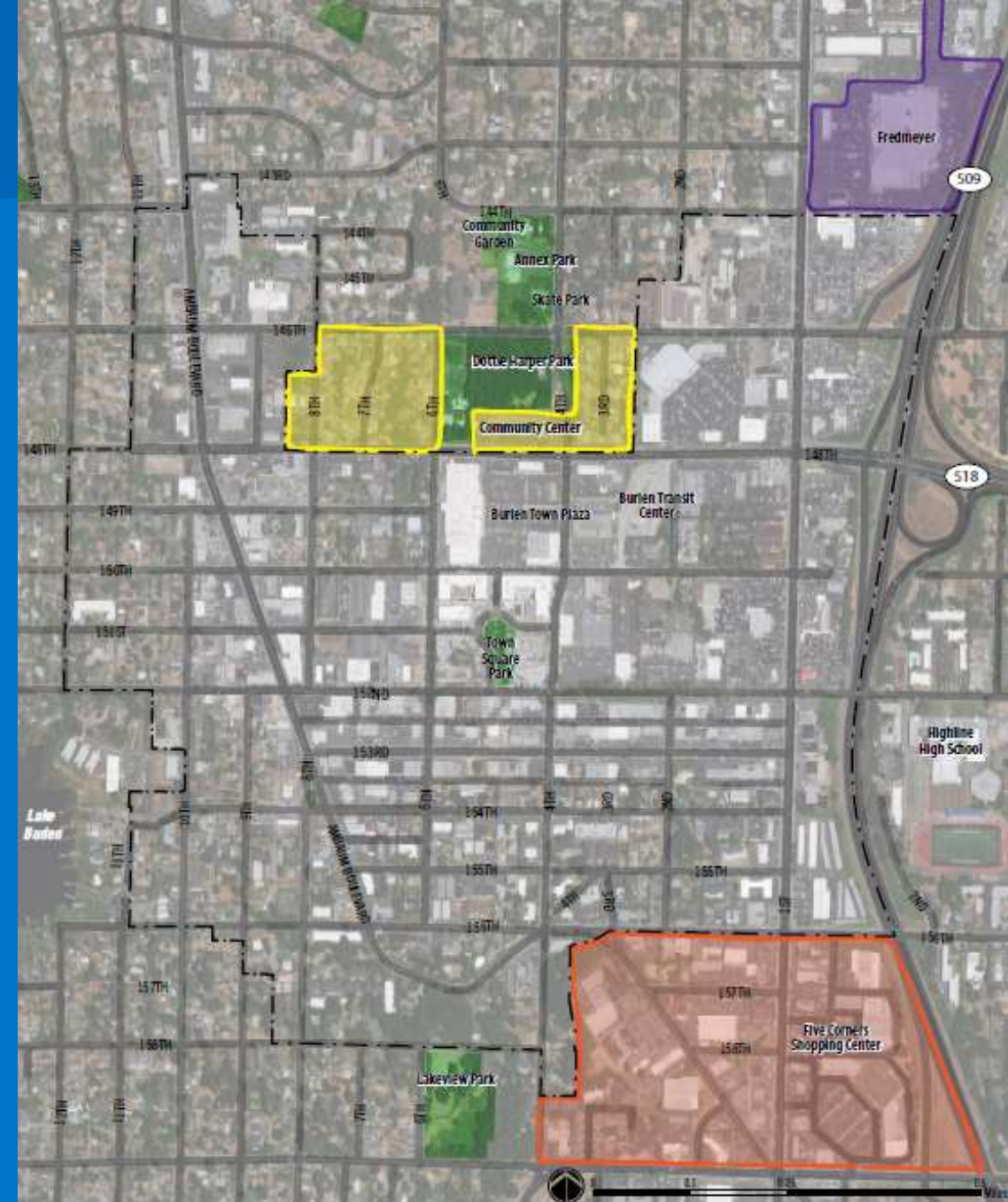
Potential Land Use Focus and Building Heights

- Study Area - Urban Residential Focus - Employment Focus - Mixed-Use - Taller buildings (6+ stories)

Potential Expansion Areas

“What do you like the most?”

- Urban residential north of 148th
- Mixed interest in Five Corners Area
- Less interest in Fred Meyer site



Potential Land Use Focus and Building Heights

- Study Area

- Urban Residential Focus

- Employment Focus

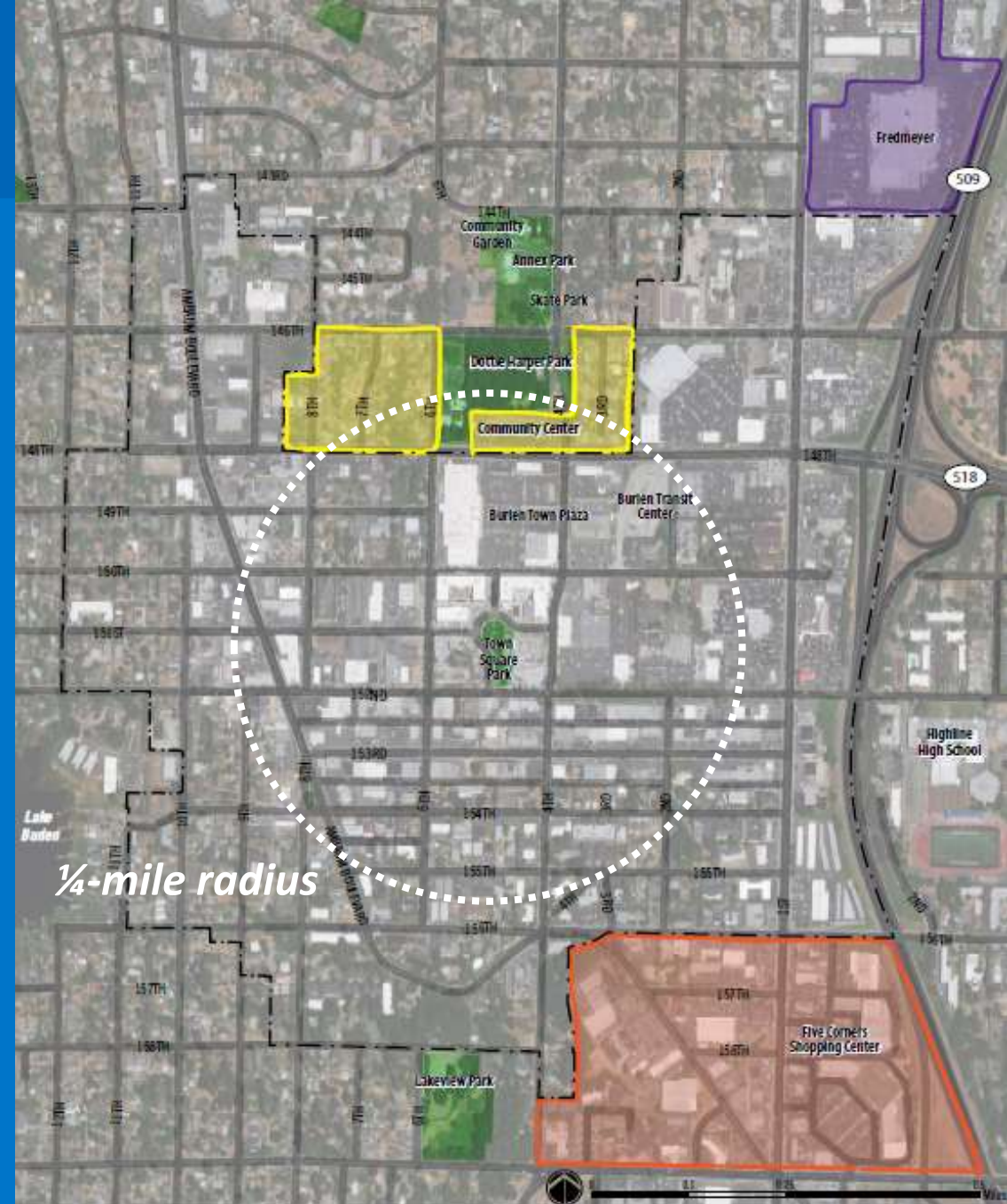
- Mixed-Use

- Taller buildings (6+ stories)

Potential Expansion Areas

“What do you like the most?”

- Urban residential north of 148th
- Mixed interest in Five Corners Area
- Less interest in Fred Meyer site



Potential Land Use Focus and Building Heights


- Study Area

- Urban Residential Focus

- Employment Focus

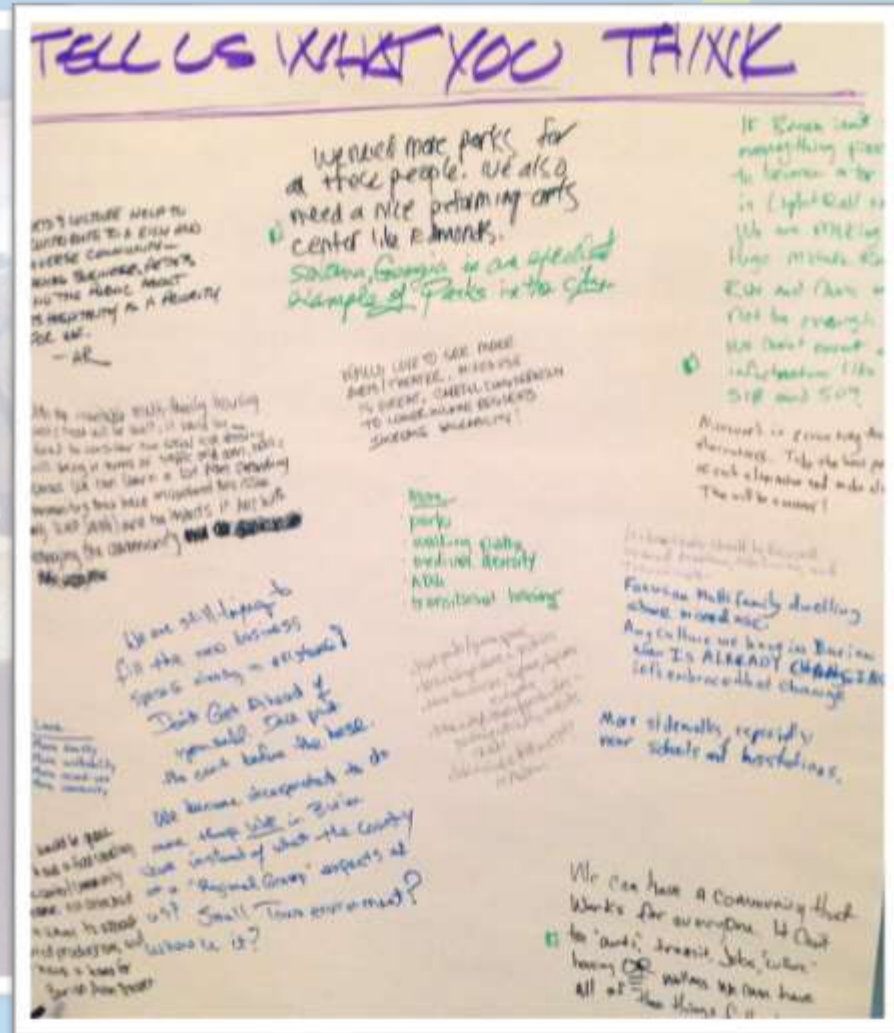
- Mixed-Use

- Taller buildings (6+ stories)



“Love: more density, more walkability, more mixed-use, more community”

-Open House comment



Other Key Outcomes

- Orient development towards transit routes and stations
- Increase mixed-use development
- Building heights up to 6 stories
- Provide greater housing variety
- 1st and Ambaum as employment corridors
- More parks and a “festival street”
- More art and creative “maker” spaces



 - Mixed-Use Corridor



 - Mixed-Use Center



 - Corridor Employment



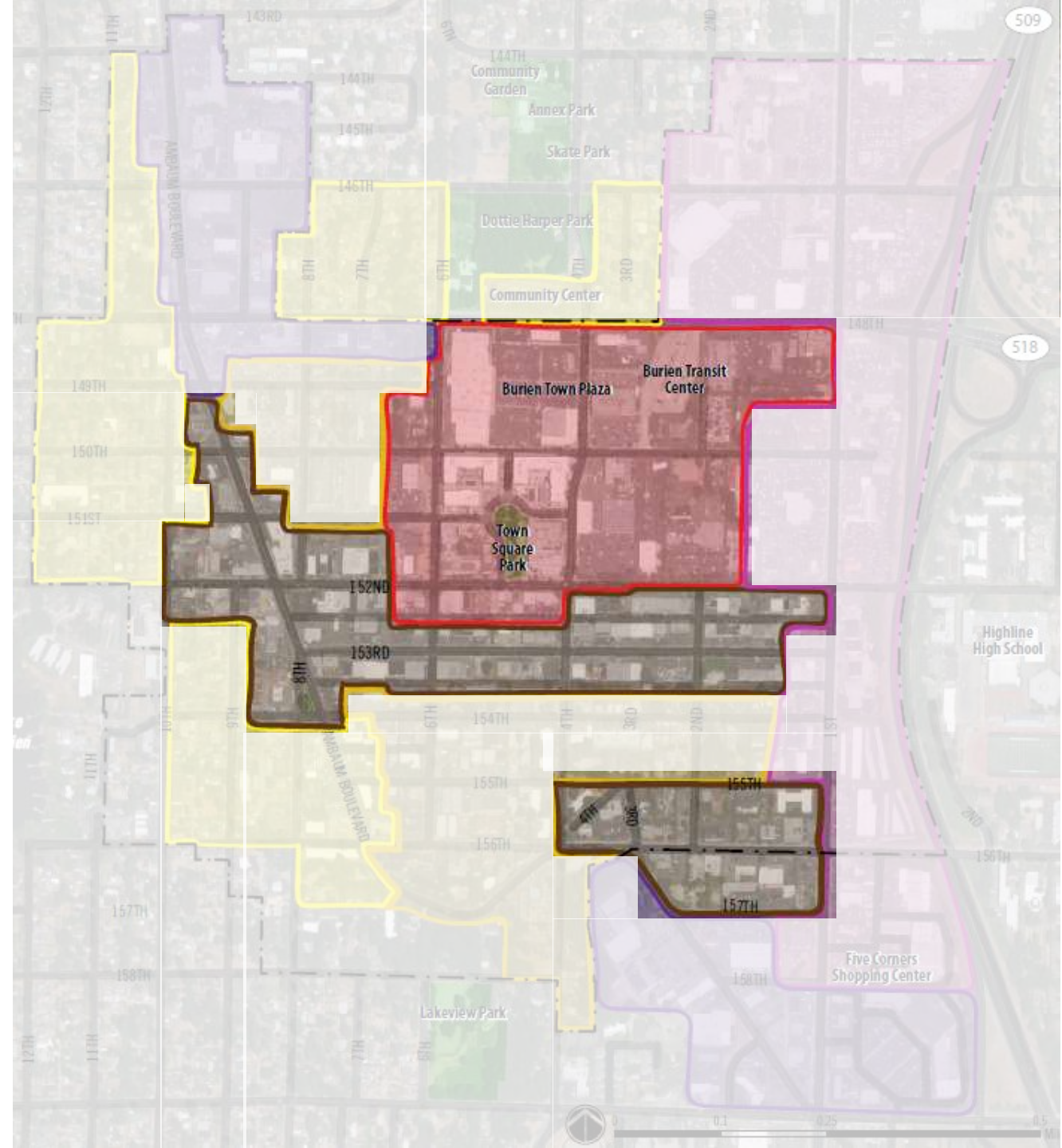
 - Mixed Employment



 - Urban Residential 1



 - Urban Residential 2



 - Mixed-Use Corridor



 - Mixed-Use Center



 - Corridor Employment



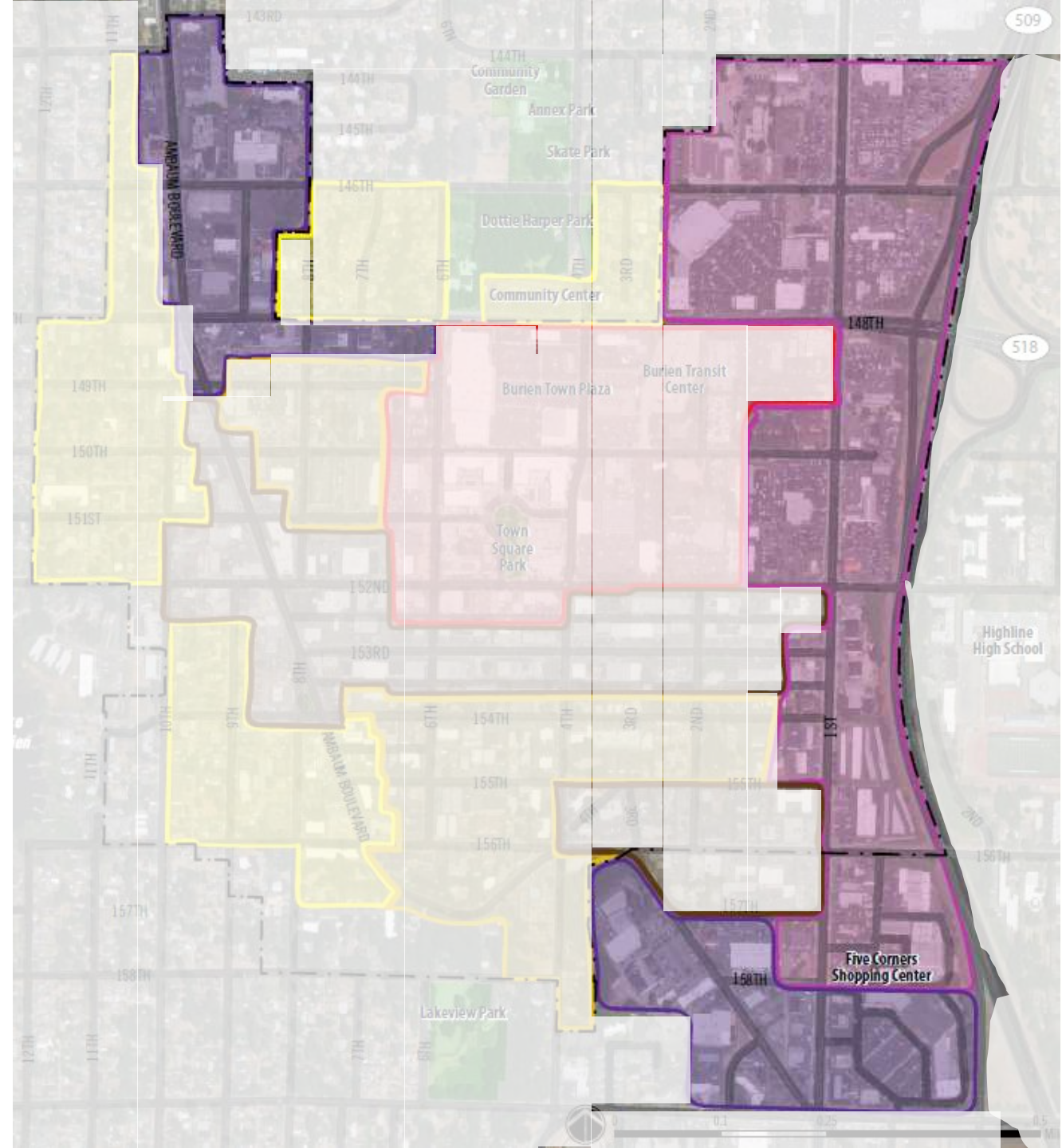
 - Mixed Employment



 - Urban Residential 1



 - Urban Residential 2





- Mixed-Use Corridor



- Mixed-Use Center

- Corridor Employment

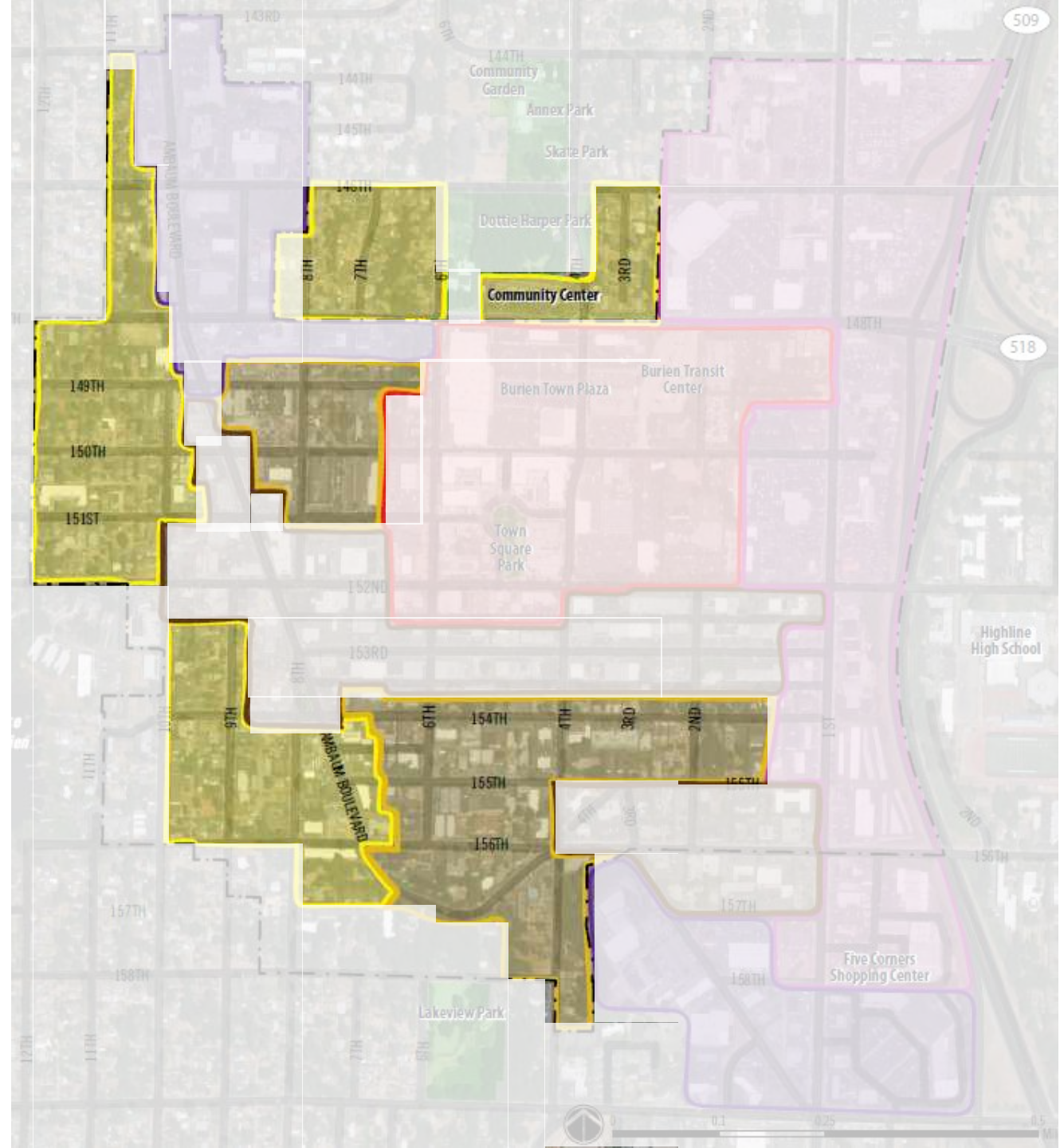


- Mixed Employment

- Urban Residential 1



- Urban Residential 2



 - Mixed-Use Corridor



 - Mixed-Use Center



 - Corridor Employment



 - Mixed Employment



 - Urban Residential 1



 - Urban Residential 2

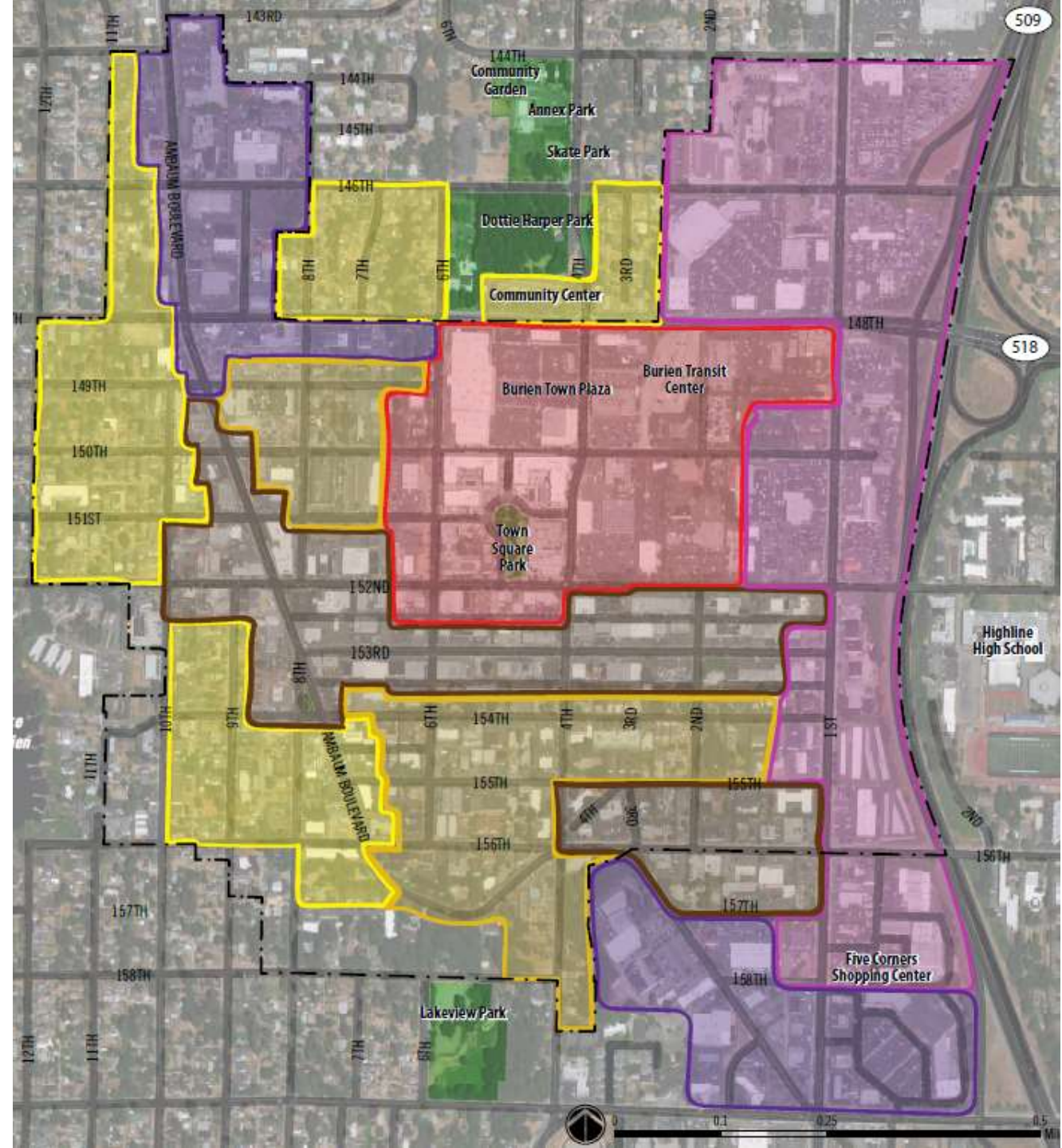
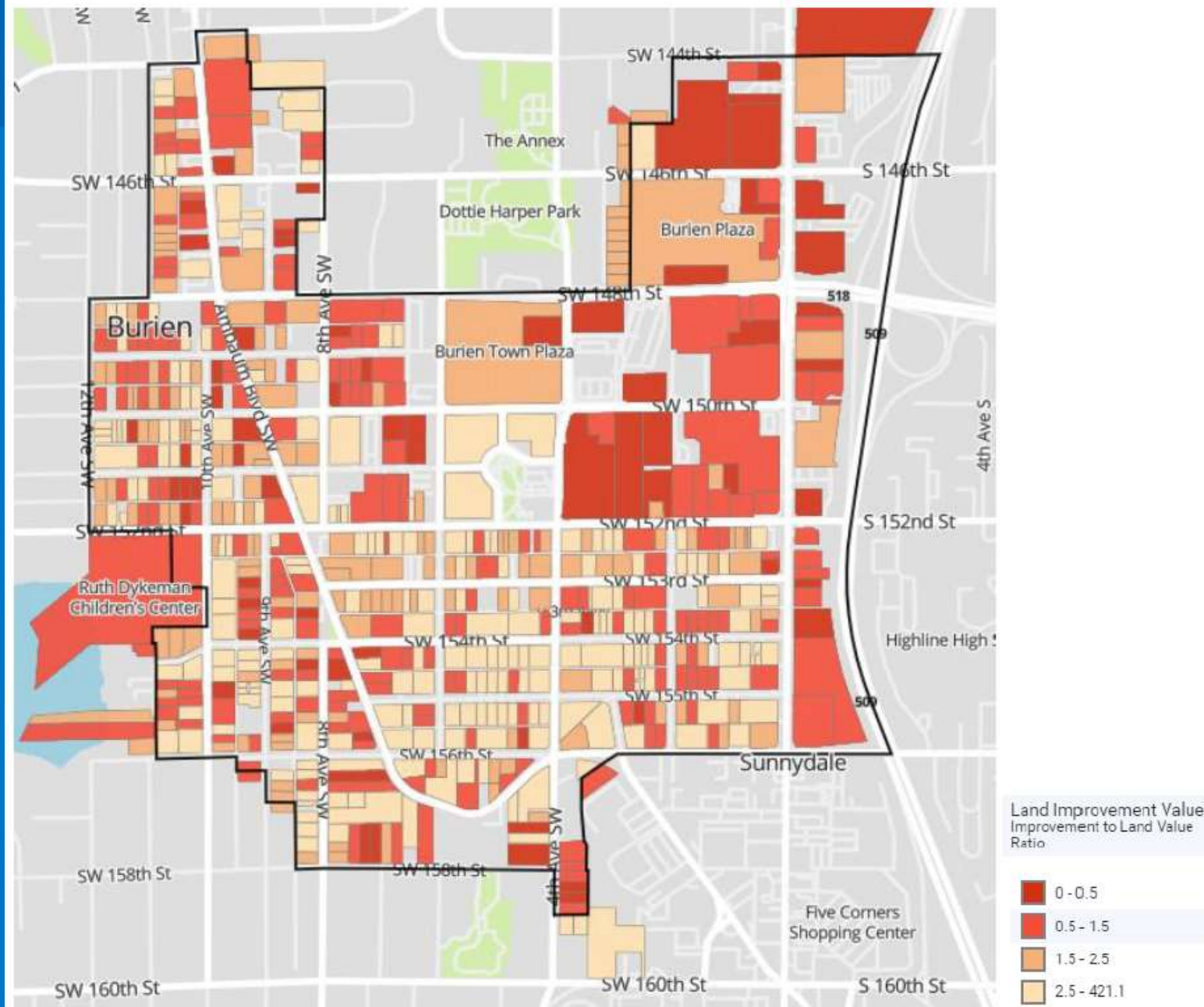


Figure 5: Burien Urban Center, Land Improvement Value by Parcel



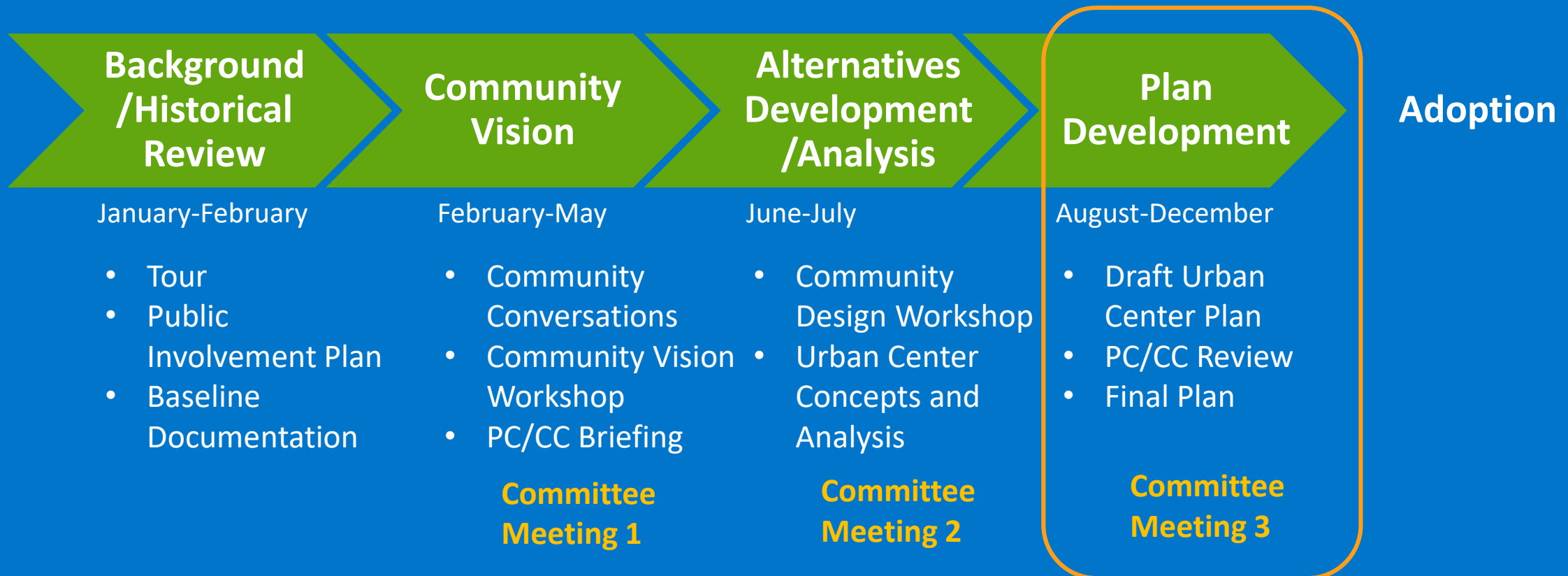
Source: UrbanFootprint, analysis by MIG

Preferred Concept

Urban Center Potential Development Capacity

	Base Scenario	Alternative A	Alternative B	Alternative C	Draft Preferred Alternative with expanded boundary
Population	3,600	10,100	14,700	17,100	14,900
Dwelling Units	1,600	5,500	8,400	10,000	8,600
Employment	6,200	18,400	15,700	20,200	22,800

Next Steps



Thank you!

www.burienwa.gov

